

Development/Redevelopment Citywide Opportunities Analysis



GOAL:

To identify commercial, industrial and residential development and redevelopment opportunities within the City of Cincinnati excluding the Central Business District and the Riverfront.

OBJECTIVES:

Tier 1 Analysis:

Provide basic information on each development or redevelopment opportunity identified after analyzing CAGIS data, land use data, extensive fieldwork, and citizen participation. Basic information available from the Planning Department includes:

Acreage	Address
Book, Page, and Parcel Number	Census Tracts
Floodplain	Neighborhood
Ownership	Property Value
Zoning	

Tier 2 Analysis:

Provide an extensive profile of selected opportunity areas, consisting of clusters of Tier 1 sites. Profiles will include Tier 1 information plus the following:

Access	Distance to Nearest Intersection
Environmental Data	Feet of Frontage
Floodplain	Infrastructure (Utilities)
Known Easements	Nearest Bus Route and Distance to Route
Number of Floors (if a structure exists)	Number of Parcels
Soil Type	Special Finance District
Square Footage / Acreage	Topography

Level of Readiness:

To be determined.

COLLABORATION/PARTICIPATION:

- Survey of Neighborhood Business Associations
- Review committee consisting of City staff, development agencies and citizens
- Public hearings
- Review by staff from several different departments and other stake holders

LIMITATIONS:

- Focus is to identify opportunities, not to create policy
- A distinction between low-moderate-high income housing will not be made
- Potential zoning concerns may be identified
- Some data is dependent on sources out of our control

END PRODUCT:

- Inventory of development & redevelopment opportunities
- Priority site profiles
- Implementation resources

PROJECT STATUS:

<u>Activities</u>	<u>Status</u>
Goals, objectives and limitations	Complete
Tier 1: data collection and inventory of sites (in-house/field) including public & business input)	Complete
Determination of selection criteria with Review Committee	Complete
Tier 2: Analysis, selection and profile of potential sites	In Progress
Determination of readiness	To Be Determined

MAJOR PROJECT ACCOMPLISHMENTS TO DATE (JUNE 2001):

1. Researched similar projects in other cities/states
2. Established a diverse Steering Committee
3. Initial information about the project added to City web site
4. Checked auditor's land use codes verses in-house Planning Department land use maps for all neighborhoods
5. Solicited input from various sources including: Community Councils, development corporations, business associations, and other City agencies
6. Drove over 1200 miles within the City to field check discrepancies and add as many vacant buildings as possible that were not on the Department of Buildings and Inspections list

7. First draft of Tier 1 data entered into computer system
8. Automated program for Tier 1 summary data sheet developed
9. Completed final draft of Tier 1 data and subsequent entry into computer system
10. Completing Tier 1 web based products
11. Beginning Tier 2 analysis